





## Fund Description

The Property and Building Fund, a *capital projects fund*, is funded by transfers from the General Fund and any revenue from surplus real property sales, rental revenue, and interest earnings. The purpose of this fund is to accumulate resources dedicated for fire station site acquisition and construction costs for new or existing facilities and major facility maintenance projects. This fund is utilized for items not planned to be part of the capital bond program, as well as providing a resource between bond financings. The District intends to maintain sufficient reserves to allow construction of a fire station and purchase station land, as well as provide reserves for future major roof repairs and other sizeable building maintenance projects as scheduled in the District's ten-year facility maintenance schedule.

## Budget Summary

Expenditures	2015-16 Actual	2016-17 Actual	2017-18 Revised Budget	2018-19 Adopted Budget
Capital Outlay	\$ 2,572,609	\$ 6,369,399	\$ 27,198,465	\$ 13,072,000
Contingency			4,336,624	2,052,771
<b>Total Expenditures</b>	<b>\$ 2,572,609</b>	<b>\$ 6,369,399</b>	<b>\$ 31,535,089</b>	<b>\$ 15,124,771</b>

## 2018-19 Project Descriptions

### 5601 Land

Station 31 West Bull Mt	Land acquisition and due diligence costs for future station 31. Minimal operating budget impact until station will be constructed and/or staffed.	\$ 832,000
Station 39 Rivergrove	Legal fees and land acquisition costs for future station 39.	390,000
Station 54 Charbonneau	Cost related to due diligence, land and building acquisition for future station 54. Minimal operating budget impact until station will be constructed and/or staffed.	1,100,000
Station 63 185th	Land acquisition and due diligence costs for future station 63. Minimal operating budget impact until station will be constructed and/or staffed.	850,000
<b>Total 5601 - Land:</b>		<b>3,172,000</b>

### 5610 Building & Bldg Improv

Station 39 Rivergrove	Permitting and construction costs for future station 39. Future operating costs will be standard station operating costs and transferred staff.	6,555,000
Station 54 Charbonneau	Costs for design, permitting and remodel of existing structure for future station 54. Future operating costs will be standard station operating costs and transferred staff.	500,000
Station 55 Rosemont	Cost to finish construction of new station 55. Operating budget costs are on page 387.	600,000
Station 61 Butner Road	Convert patio area to female locker room bathroom facility. No significant operating budget impact.	185,000
Station 62 Aloha	Initial conceptual design and estimating for future station 62. Operating budget impact not expected to change from current station 62.	100,000
Logistics Administration	Tenant improvements for new Logistics building purchased in fiscal year 17-18. Operating budget impacts are expected to be identified after project completion. All functions and staff will move from an existing site.	1,500,000
<b>Total 5610 - Building &amp; Bldg Improv:</b>		<b>9,440,000</b>

## Property and Building Fund, continued

### 2018-19 Project Descriptions, continued

#### 5630 Office Equip & Furniture

Logistics Administration	Furniture, fixtures and equipment for new Logistics building. Operating budget impacts are expected to be identified after project completion. All functions and staff will move from an existing site.	460,000
		<b>Total 5630 – Office Equip &amp; Furniture:</b>
		<b>\$460,000</b>

  

<b>Total Property and Building Fund Capital Outlays:</b>	<b>\$13,072,000</b>
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### Status of 2017-18 Tactics

- Complete acquisition of three new sites for Stations 39, 54 and 63.

Goal/Strategy: Goal 2 – Strategy – 2.2  
Timeframe: 12 months  
Partner(s): None  
Budget Impact: Increase required  
Measured By: Acquisition of three new sites completed.  
Status: → Ongoing  
Status Report: Station 39 property acquisition is likely to be completed pending outcome of condemnation proceedings. Stations 54 and 63 will continue into 2018-19.

- Station 55 construction.

Goal/Strategy: Goal 2 – Strategy – 2.2  
Timeframe: 12 months  
Partner(s): Logistics, Finance, Integrated Operations, Architects, Engineers, Contractors  
Budget Impact: Increase required  
Measured By: Station 55 construction completed.  
Status: → Ongoing  
Status Report: Construction substantially completed. Construction punch list, TVF&R fit out items, and crew move in may be rolled to early fiscal year 2018-19.

- Complete acquisition of new site for Station 31.

Goal/Strategy: Goal 2 – Strategy – 2.2  
Timeframe: 12 months  
Partner(s): None  
Budget Impact: Increase required  
Measured By: Site acquisition completed.  
Status: → Ongoing  
Status Report: Site search and initial contact with property owners is in progress. Site acquisition will continue in fiscal year 2018-19.

## Status of 2017-18 Tactics, continued

- Station 39 construction.

Goal/Strategy: Goal 2 – Strategy – 2.2  
 Timeframe: 12 months  
 Partner(s): Logistics, Finance, Integrated Operations, Architects, Engineers, Contractors  
 Budget Impact: Increase required  
 Measured By: Station 39 LU application completed, permitting completed and construction started. Construction will continue through fiscal year 2018-19.  
 Status: → Ongoing  
 Status Report: Conditional use and architectural review applications and approval complete. Permits submitted. Construction will start in fiscal year 2018-2019.

- Station 38 design, land use approval, permitting and initial site work.

Goal/Strategy: Goal 2 – Strategy – 2.2  
 Timeframe: 24 months  
 Partner(s): Logistics, Finance, Integrated Operations, Architects, Engineers, Contractors  
 Budget Impact: Increase required  
 Measured By: Station 38 LU application, design and permitting completed ready for site work. Site work will take place in fiscal year 2018-19.  
 Status: ≠ No Longer Relevant  
 Status Report: Station 38 LU application, design, and permitting deferred.

- Complete Station 64 architectural remodel.

Goal/Strategy: Goal 1 – Strategy 1.6  
 Timeframe: 12 months  
 Partner(s): Logistics, Finance, Integrated Operations, Architects, Engineers, Contractors  
 Budget Impact: Increase required  
 Measured By: Remodel completed.  
 Status: ✓ Complete  
 Status Report: Station 64 architectural remodel completed.

- Complete Station 69 architectural remodel.

Goal/Strategy: Goal 1 – Strategy 1.6  
 Timeframe: 12 months  
 Partner(s): Logistics, Finance, Integrated Operations, Architects, Engineers, Contractors  
 Budget Impact: Increase required  
 Measured By: Remodel completed.  
 Status: ✓ Complete  
 Status Report: Station 69 architectural remodel completed.

## Property and Building Fund, continued

### Additional 2017-18 Accomplishments

- TVF&R received \$10,905.32 Energy Trust reimbursements for energy efficiency at Station 64, Station 69, and Station 72.
- TVF&R received \$50,560 of the \$777,000 grant funds awarded under the Seismic Rehabilitation Grant Program for construction phase work on Station 64.
- TVF&R received \$57,600 of the \$576,000 grant funds awarded under the Seismic Rehabilitation Grant Program for construction phase work on Station 69.

### 2018-19 Tactics

- Complete land acquisition for Stations 31 and 63.

Goal/Strategy: Goal 3 – Strategy 3C  
Timeframe: 12 months  
Partner(s): Internal planning section, land use planners, architects, engineers, contractors.  
Budget Impact: Increase required  
Measured By: Acquisition of two new sites completed.

- Complete acquisition of property with existing structure for Station 54 conversion and architectural remodel.

Goal/Strategy: Goal 3 – Strategy 3C  
Timeframe: 12 months  
Partner(s): Logistics, Finance, Integrated Operations, land use planners, architects, engineers, contractors.  
Budget Impact: Increase required  
Measured By: Acquisition of existing property completed. Station 54 remodel design, conditional use application and permitting completed. NOTE: Depending on property acquisition and approval dates, construction may continue through fiscal year 2019-20.

- Complete Station 39 construction.

Goal/Strategy: Goal 2  
Timeframe: 12 months  
Partner(s): Logistics, Finance, Integrated Operations, architects, engineers, contractors  
Budget Impact: Increase required  
Measured By: Station 39 construction completed.

## Property and Building Fund, continued

Historical Data			Budget for Next Year 2018-19			
Actual Second Preceding Year 2015-16	Actual First Preceding Year 2016-17	Revised Budget This Year 2017-18	Resources	Proposed by Budget Officer	Approved by Budget Committee	Adopted by Governing Board
\$10,284,207	\$12,482,461	\$16,881,191	Beginning Fund Balance - Working Capital	\$12,869,951	\$ 12,869,951	\$ 12,869,951
60,198	155,671	115,670	Temporary Investments Earnings	102,162	102,162	102,162
2,266	993,523		Miscellaneous Revenue			
4,101,085	5,512,967	6,113,228	Transfers from Other Funds	3,771,427	3,771,427	3,771,427
607,315		8,455,000	Surplus Property			
<b>\$15,055,071</b>	<b>\$19,144,623</b>	<b>\$ 1,565,089</b>	<b>Total Resources</b>	<b>\$16,743,540</b>	<b>\$16,743,540</b>	<b>\$16,743,540</b>
<b>Requirements</b>						
<b>Capital Outlay</b>						
\$	\$ 14,881	\$ 932,000	Station 31	\$ 832,000	\$ 832,000	\$ 832,000
72,774			Station 33			
137,665			Station 35			
809,612	1,182	100,000	Station 38			
114,549	587,114	7,217,023	Station 39	6,945,000	6,945,000	6,945,000
23,404			Station 52			
29,077		1,200,000	Station 54	1,600,000	1,600,000	1,600,000
856,814	1,837,647	7,705,914	Station 55	600,000	600,000	600,000
11,147			Station 56			
21,127			Station 57			
			Station 61	185,000	185,000	185,000
33,707	823,103	100,000	Station 62	100,000	100,000	100,000
452	49,514	1,700,000	Station 63	850,000	850,000	850,000
			Station 64			
			Station 69			
8,161	1		Station 71			
268,855	1,394,711	290,000	Station 72			
85,265			Facilities			
		440,000	OHW			
		5,600,000	Logistics	1,960,000	1,960,000	1,960,000
2,572,609	6,369,399	27,198,465	Total Capital Outlay	13,072,000	13,072,000	13,072,000
		4,366,624	Contingency	2,052,771	2,052,771	2,052,771
2,572,609	6,369,399	31,565,089	Total Expenditures	15,124,771	15,124,771	15,124,771
12,482,461	12,775,224		Reserved for Future Expenditures	1,618,769	1,618,769	1,618,769
<b>\$15,055,071</b>	<b>\$19,144,623</b>	<b>\$31,565,089</b>	<b>Total Requirements</b>	<b>\$ 16,743,54</b>	<b>\$16,743,540</b>	<b>\$16,743,540</b>



## Fund Description

This fund was utilized to account for the usage of the proceeds of general obligation bonds. The District received voter approval at the November 2006 election to issue a series of general obligation bonds totaling \$77,500,000 to fund emergency response vehicles land purchases, station construction and seismic remodeling projects, and other items. The District issued the bonds in phases from 2007 through 2015 to meet construction and apparatus purchase needs. The bond proceeds were fully utilized in fiscal year 2016-17.

## Budget Summary

Expenditures	2015-16 Actual	2016-17 Actual	2017-18 Adopted Budget	2018-19 Adopted Budget
Capital Outlay	\$ 4,245,432	\$ 4,498,646		
<b>Total Expenditures</b>	<b>\$ 4,245,432</b>	<b>\$ 4,498,646</b>		

What the bond paid for:

### Apparatus and Response Vehicles ~ \$13 million

- 9 Engines
- 2 Ladder Trucks
- 2 Tiller Trucks
- 10 Medic Units
- 2 Water Tenders
- 1 Heavy Rescue
- 2 Rehab Units
- 3 Light Brush Rigs
- 4 Response Cars
- 1 Water Rescue Boat
- 10 Code 3 Response/Other Vehicles



### New Land and Stations ~ \$37 million

- Station 50, Walnut
- Station 53, Progress
- Station 56, Elligsen Road/South Operating Center
- Station 58, Bolton
- Station 59, Willamette
- Station 65, West Slope
- Station 68, Bethany
- Station 70, Raleigh Hills
- Station 71, Kaiser Road (land only)



## Capital Projects Fund, continued

### Station Safety/Seismic/Remodels ~ \$14 million

- Station 34, Tualatin
- Station 35, King City
- Station 51, Tigard
- Station 52, Wilsonville
- Station 62, Aloha
- Station 64, Somerset
- Station 66, Brockman
- Station 69, Cooper Mountain



### Other ~ \$16 million

- Relocation of Command & Business Operating Center
- Training Center improvements
- Station 31, West Bull Mountain, initial planning



Historical Data			Budget for Next Year 2018-19		
Actual Second Preceding Year 2015-16	Actual First Preceding Year 2016-17	Adopted Budget This Year 2017-18	Resources	Proposed by Budget Officer	Approved by Budget Committee
\$ 8,669,428	\$ 4,459,798		Beginning Fund Balance - Working Capital		
30,572	27,373		Temporary Investments Earnings		
	7,750		Surplus Property		
5,230	3,725		Miscellaneous		
<b>\$ 8,705,230</b>	<b>\$ 4,498,646</b>		<b>Total Resources</b>		
			<b>Requirements</b>		
\$ 2,263,362	\$ 4,495,956		Buildings and Improvements		
12,821	2,690		Land and Improvements		
<b>1,969,249</b>			Fire Apparatus		
<b>4,245,432</b>	<b>4,498,646</b>		<b>Total Expenditures</b>		
<b>4,459,798</b>			Reserved for Future Expenses		
<b>\$ 8,705,230</b>	<b>\$ 4,498,646</b>		<b>Total Requirements</b>		